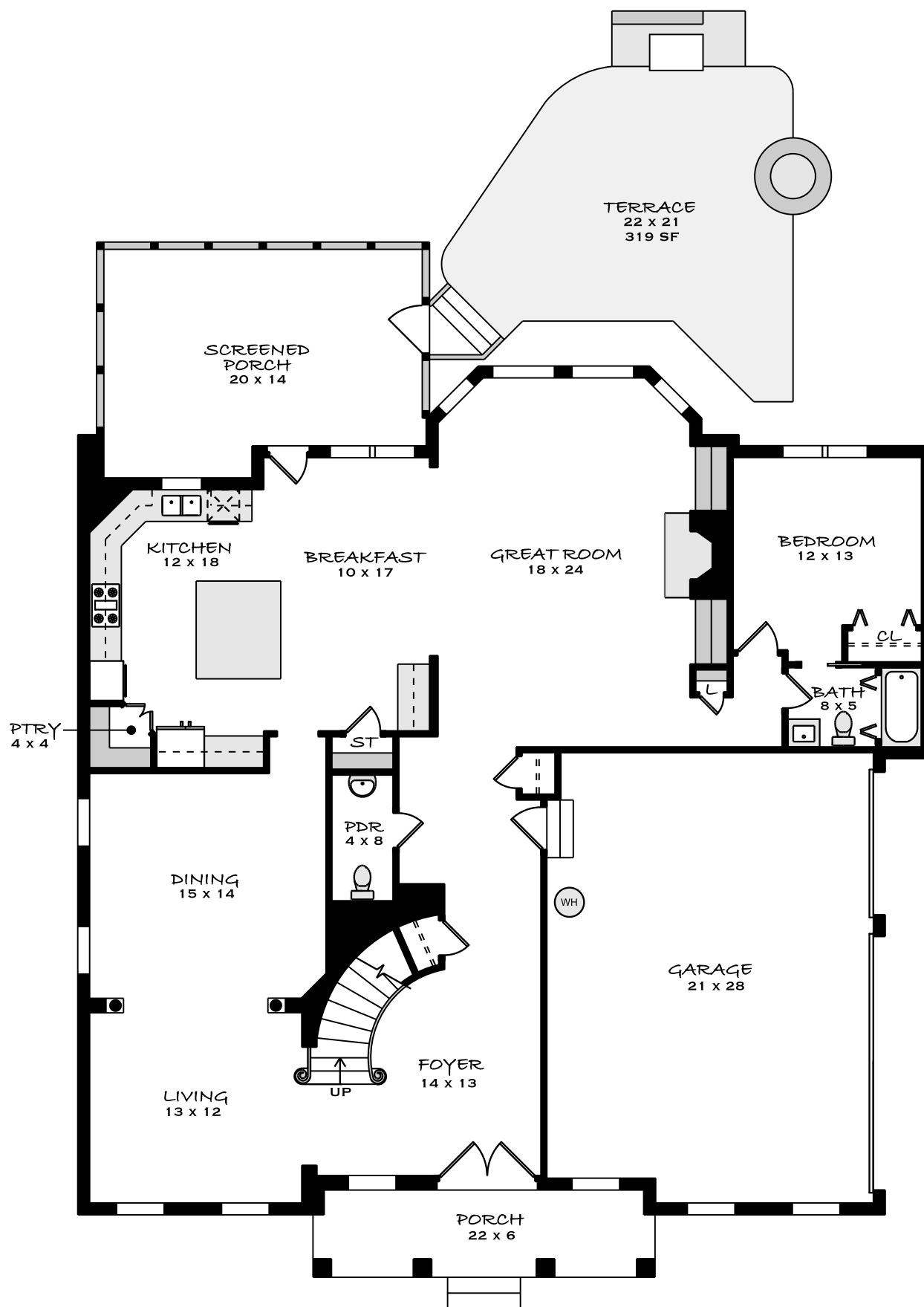




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THIS PROPERTY HAS BEEN MEASURED ACCORDING TO THE NC REAL ESTATE COMMISSION RESIDENTIAL SQUARE FOOTAGE GUIDELINES.



FIRST FLOOR HLA 1,945 SQ FT

**AGENT
CYNTHIA PENSIERO-
DeFAZIO
MARCH 9, 2026
1 of 3**

ROOM SIZES ARE LISTED LEFT TO RIGHT AND THEN TOP TO BOTTOM. MEASUREMENTS ARE ROUNDED TO THE NEAREST FOOT & CANNOT BE USED TO CALCULATE SQUARE FOOTAGE.

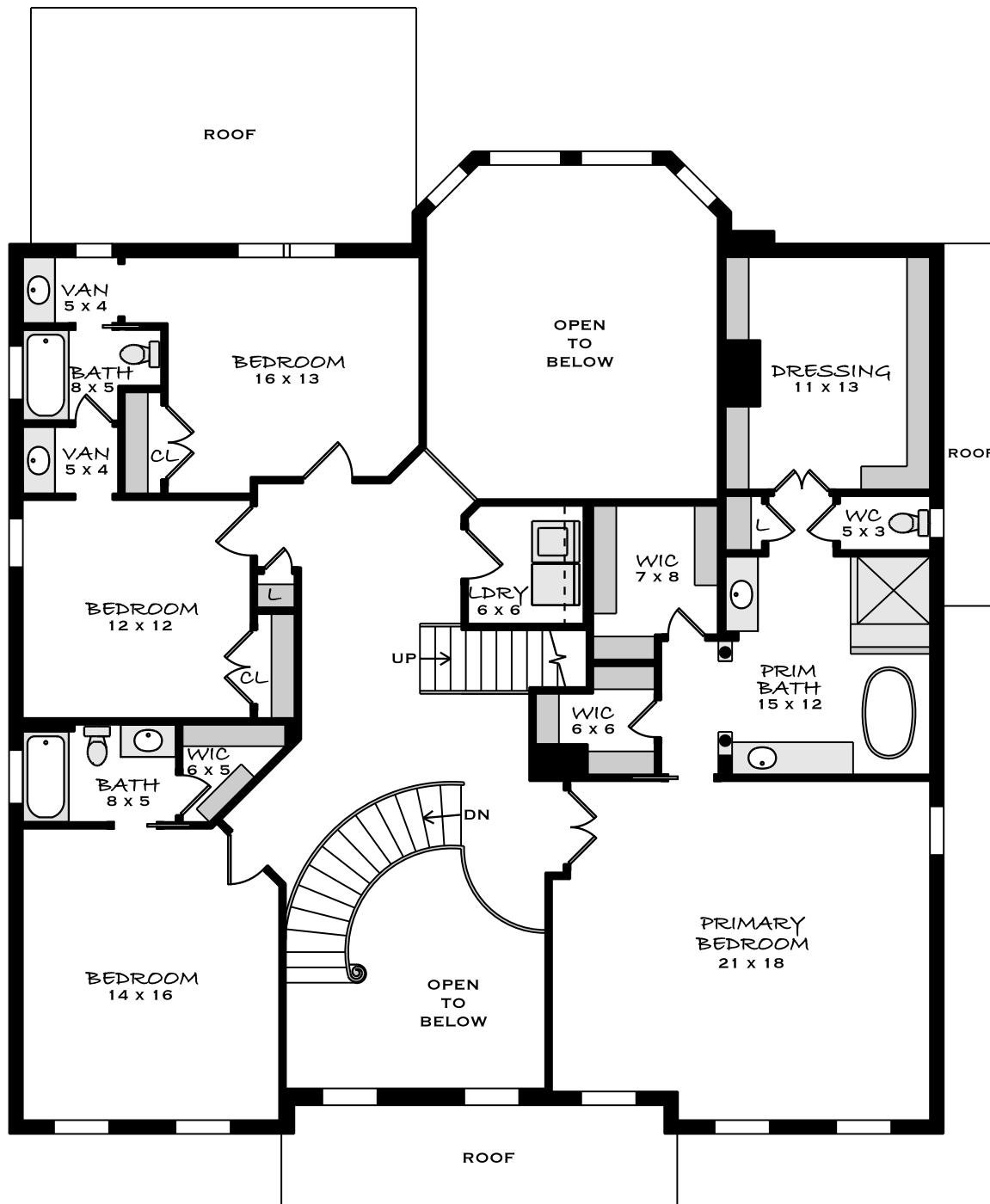
**SINGLE FAMILY RESIDENTIAL
TOTAL HEATED LIVING AREA (HLA) 5,114 SQ FT
3016 STANBURY DR - MATTHEWS, NC**



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SECOND FLOOR HLA 2,076 SQ FT

**AGENT
CYNTHIA PENSIERO-
DeFAZIO
MARCH 9, 2026
2 of 3**

ROOM SIZES ARE LISTED LEFT TO RIGHT AND THEN TOP TO BOTTOM. MEASUREMENTS ARE ROUNDED TO THE NEAREST FOOT & CANNOT BE USED TO CALCULATE SQUARE FOOTAGE.

**SINGLE FAMILY RESIDENTIAL
TOTAL HEATED LIVING AREA (HLA) 5,114 SQ FT
3016 STANBURY DR - MATTHEWS, NC**

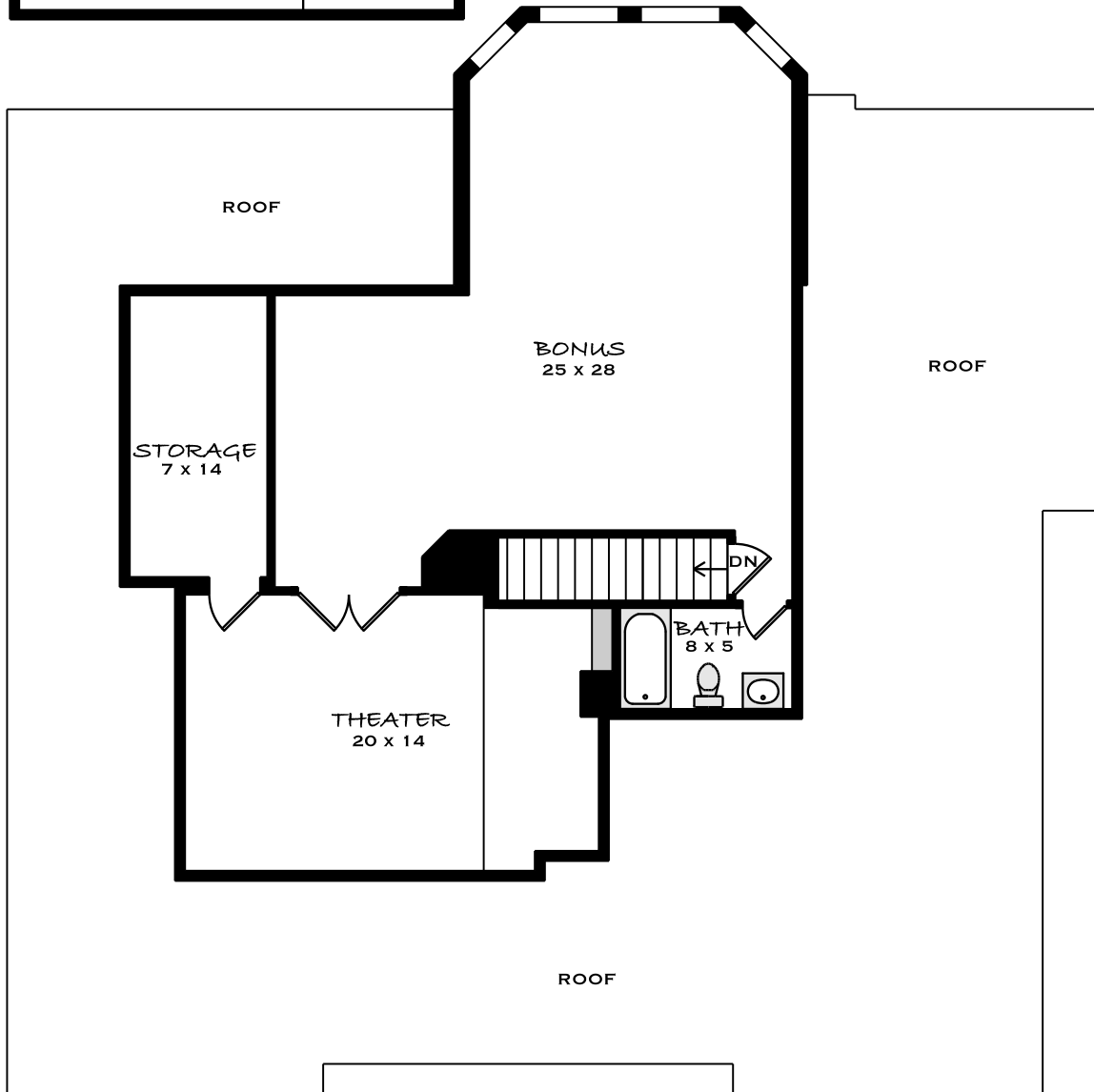


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AREA	SQ. FT.
FIRST FLOOR HLA	1,945
SECOND FLOOR HLA	2,076
THIRD FLOOR HLA	1,093
TOTAL HLA	5,114
PORCH	116
GARAGE	641
SCREENED PORCH	293
TOTAL UNFIN or UNHTD	1,050
TOTAL UNDER ROOF	6,164



THIRD FLOOR HLA 1,093 SQ FT

AGENT
CYNTHIA PENSIERO-
DeFAZIO
MARCH 9, 2026
3 of 3

ROOM SIZES ARE LISTED LEFT TO RIGHT AND THEN TOP TO BOTTOM. MEASUREMENTS ARE ROUNDED TO THE NEAREST FOOT & CANNOT BE USED TO CALCULATE SQUARE FOOTAGE.

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